



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
JULY 5, 2006**

Approved minutes are available at [www.gaithersburgmd.gov/minutes](http://www.gaithersburgmd.gov/minutes).

Planning Intern Meyer noted the plan complies with Zoning Ordinance §§ 24-170 and 24-172, subject to conditions that he listed. The Commission moved as follows:

Commissioner Winborne moved, seconded by Commissioner Kaufman, to grant AFP-06-022 - 917 Rockborn Drive at Lakelands, AMENDMENT TO FINAL PLAN APPROVAL, finding the plan in compliance with Zoning Ordinance §§ 24-170 and 24-172, subject to the following conditions:

1. Applicant is to comply with the conditions of the Lakelands Community Association's Design Review Committee; and
2. Applicant is to submit revised plans of the shower and decking areas before the issuance of building permits.

Vote: 4-0

AFP-06-021 -- Washingtonian Waterfront Hotel  
204 Boardwalk Place  
Elevation Revisions  
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Planner Robinson located the site on an aerial photograph and noted that this plan amendment is to reflect changes made during construction to the approved elevations.

*Contractor Richard Parks, WPM Construction, LLC*, presented the previously approved and proposed elevations, noting the latter reflect revisions already in place. He identified each of the architectural revisions and stated the reasons for the changes made during construction. In response to Acting Chair Levy's comment on the unattractiveness of the green panels existing over retail spaces at street level, Mr. Parks indicated they are unfinished until the tenants are known.

There was no testimony from the public.

Planner Robinson stated the plan complies with Zoning Ordinance §§ 24-170 and 24-172, subject to a condition that he listed.

Following a thorough review of each of the architectural changes in terms of whether or not they met the approval criteria contained in § 24-170, the Commission's informal consensus was that the following revisions were in keeping with said criteria: the realignment of vents on the north elevation from vertical to horizontal, a sign relocation from the south to the east elevation, and a change to the top of second-floor center windows on the south elevation from an arched to a rectangular shape.

However, members of the Commission expressed that the remaining proposed changes should be corrected because they were inharmonious not only to the building itself, but also to the architectural design of the surrounding structures, negatively affecting the immediate uses and community.

Staff suggested deferring the proposed plan amendment to allow the applicant to work with staff on optional solutions. The Commission moved as follows:

Commissioner Winborne moved, seconded by Commissioner Hopkins, to DEFER AFP-06-021 - Washingtonian Waterfront Hotel.  
Vote: 4-0

IV. FROM THE COMMISSIONCommissioner Kaufman

Praised the Green House exhibit at the National Building Museum, noting it focuses on new directions in sustainable architectural design as it relates to the environment, and urged the public to visit. He announced that the exhibit would be open until June 2007.

Commissioner Winborne

Noting he was absent at the previous regular meeting, at which the Commission made its recommendation on the Casey East project, he voiced his appreciation to the City Council, fellow Commissioners and City staff for the extensive work that went into the plan.

Acting Chair Levy

Suggested considering revising the Code to establish regulations for applications that involve plan changes constructed without previous approval.

V. FROM STAFFCommunity Planning Director Schwarz

1. Announced a joint public hearing with the City Council on the GE Tech Special Conditions (MP-1-06) is scheduled for July 17.
2. Reminded all that as customary, the Commission will hold one regular meeting in August, which will be conducted on the 2<sup>nd</sup>.

Planning and Code Administration Director Ossont

1. Noted that the Commission's training work session has been scheduled for Wednesday, October 11.
2. Reported that staff has been working on action items from the Commission and an update would be forthcoming.
3. Provided a status update on the Crown Farm annexation process, noting that the draft annexation agreement would be posted shortly on the City website for public review and comment before the City Council's record closes.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 9:00 p.m.

Respectfully submitted,

M. Gonzalez  
Recording Secretary